Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	22 Spoonbill Street, Doreen VIC 3754

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $900,000 & $990,000

Median sale price

Median price $780,000 Property Type House Suburb Doreen

Period - From 06/07/2025 to 05/01/2026 Source price_finder

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
13 Bursaria Way Doreen VIC	$980,000	17/12/2025
38 Warrawong Circuit Doreen VIC	$930,000	22/10/2025
9 Sinnott Street Doreen VIC	$910,000	17/09/2025

This Statement of Information was prepared on: 07/01/2026